

007.0

0005

0013.0

Map

Block

Lot

1 of 1
CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

773,300 / 773,300

USE VALUE:

773,300 / 773,300

ASSESSED:

773,300 / 773,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75-77		LAKE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CORKERY SUSAN M	
Owner 2:	
Owner 3:	

Street 1: 9 MCCALL ROAD	
Street 2:	

Twn/City: WINCHESTER	
St/Prov: MA	Cntry:
Postal: 01890	Type:

PREVIOUS OWNER	
Owner 1: CASAZZA THOMAS A-MARIE M -	
Owner 2: -	
Street 1: 77 LAKE ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains 3,354 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 1830 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	Topo
	1
	Level
	Street
	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
	No of Units Depth / PriceUnits
104	Two Family 3354
	Sq. Ft. Site
	0 80. 1.40 1
	Neigh Neigh Infl Neigh Mod
	Med. Tr -10

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								6585
								GIS Ref
								GIS Ref
								Insp Date
								03/01/18
								!705!
								PRINT
								Date Time
								12/10/20 16:26:34
								LAST REV
								Date Time
								12/12/19 10:45:24
								danam
								PAT ACCT.
								705
								ASR Map:
								Fact Dist:
								Reval Dist:
								Year:
								LandReason:
								BldReason:
								CivilDistrict:
								Ratio:

SALES INFORMATION		TAX DISTRICT		PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CASAZZA THOMAS	32826-149		4/16/2001	Family		1	No		
	9019-363		1/1/1901				No	No	N

BUILDING PERMITS										ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name		
6/24/2019	925	New Wind	8,700	C					3/1/2018	MEAS&NOTICE	BS	Barbara S		
6/18/2019	891	Wood Dec	12,500	C				relace deck	5/2/2009	Meas/Inspect	372	PATRIOT		
									3/29/2000	Inspected	263	PATRIOT		
									9/22/1999	Mailer Sent				
									9/22/1999	Measured	256	PATRIOT		

Sign:	VERIFICATION OF VISIT NOT DATA	/	/



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 13 - Multi-Garden				Full Bath: 2	Rating: Average			1 OIL, 1 GAS NO INSP SFL APT.									
Sty Ht: 2 - 2 Story				A Bath:	Rating:												
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall: 19 - Texture 111 10%				OthrFix:	Rating:												
Roof Struct: 2 - Hip				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Average			1st Res Grid Desc: Line 1 # Units: 2									
Color: BEIGE				A Kits:	Rating:												
View / Desir:				Fpl:	Rating:												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average				CONDOS INFORMATION													
Year Blt: 1924	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:		Fact:	.	Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26.	%		No Unit	RMS	BRS	FL						
Prim Int Wall: 2 - Plaster				Functional:		%		2	4	2							
Sec Int Wall:		%		Economic:		%											
Partition: T - Typical				Special:		%											
Prim Floors: 3 - Hardwood				Override:		%											
Sec Floors:		%		Total:	26.4	%											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES									
Subfloor:				Basic \$ / SQ:	170.00			Rate	Parcel ID	Typ	Date	Sale Price					
Bsmnt Gar:				Size Adj.: 1.22377038													
Electric: 3 - Typical				Const Adj.: 0.98782235													
Insulation: 2 - Typical				Adj \$ / SQ: 205.508													
Int vs Ext: S				Other Features: 101500													
Heat Fuel: 1 - Oil				Grade Factor: 1.00													
Heat Type: 5 - Steam				NBHD Inf: 1.00000000													
# Heat Sys: 2				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 541436													
% Com Wall		% Sprinkled:		Depreciation: 142939				Juris. Factor:		Before Depr:	205.51						
				Depreciated Total: 398497				Special Features: 0		Val/Su Net:	135.78						
								Final Total: 398500		Val/Su SzAd:	217.76						
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:		Model:															
SPEC FEATURES/YARD ITEMS				Serial #:		Year:		Color:									
PARCEL ID 007.0-0005-0013.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:				Total:								
SKETCH																	
SUB AREA				SUB AREA DETAIL													
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
SFL	Second Floor	930	205.510	191,122													
FFL	First Floor	900	205.510	184,957													
BMT	Basement	882	61.650	54,377													
EFP	Enclos Porch	144	45.570	6,562													
OFFP	Open Porch	79	36.930	2,918													
Net Sketched Area: 2,935				Total:	439,936												
Size Ad	1830	Gross Are	2935	FinArea	1830												
IMAGE																	
AssessPro Patriot Properties, Inc																	